



**\$999,900**



2 W Main Street,  
Avon Park, Florida 33825

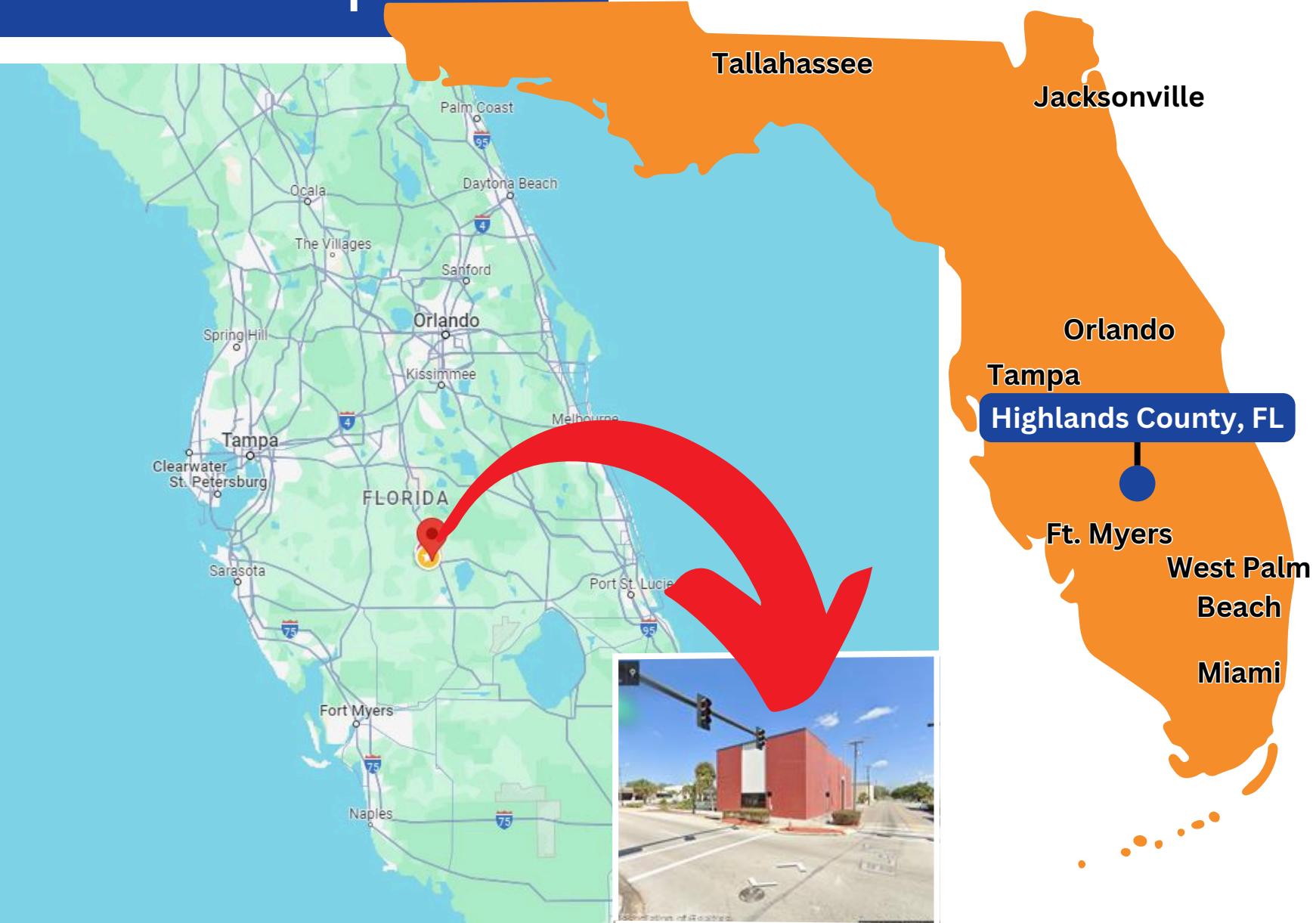
**Greg Karlson**

Broker/Owner  
863 - 381 - 4932

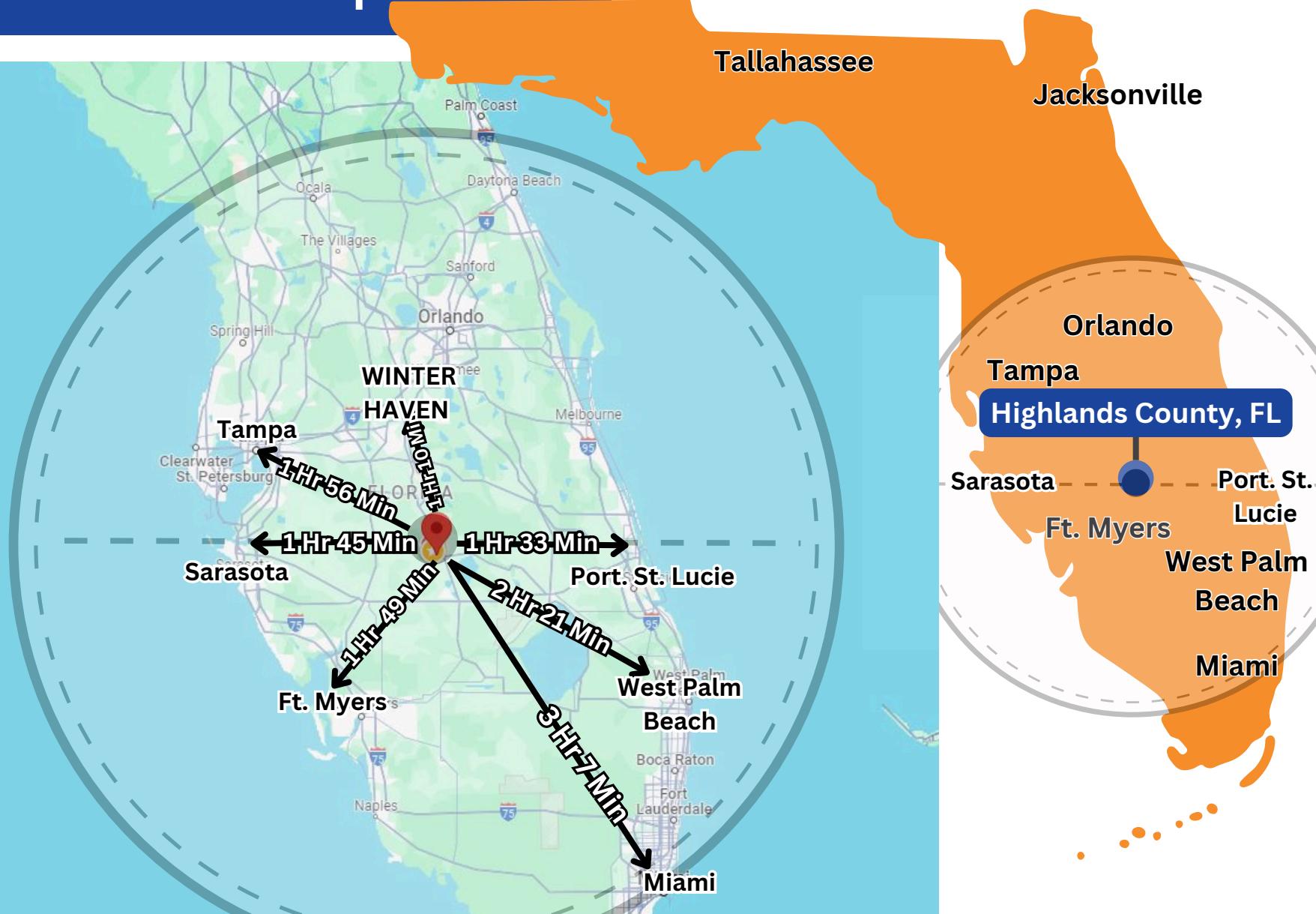
User I Investment I Development Opportunity w/  
Development Potential/ Commercial



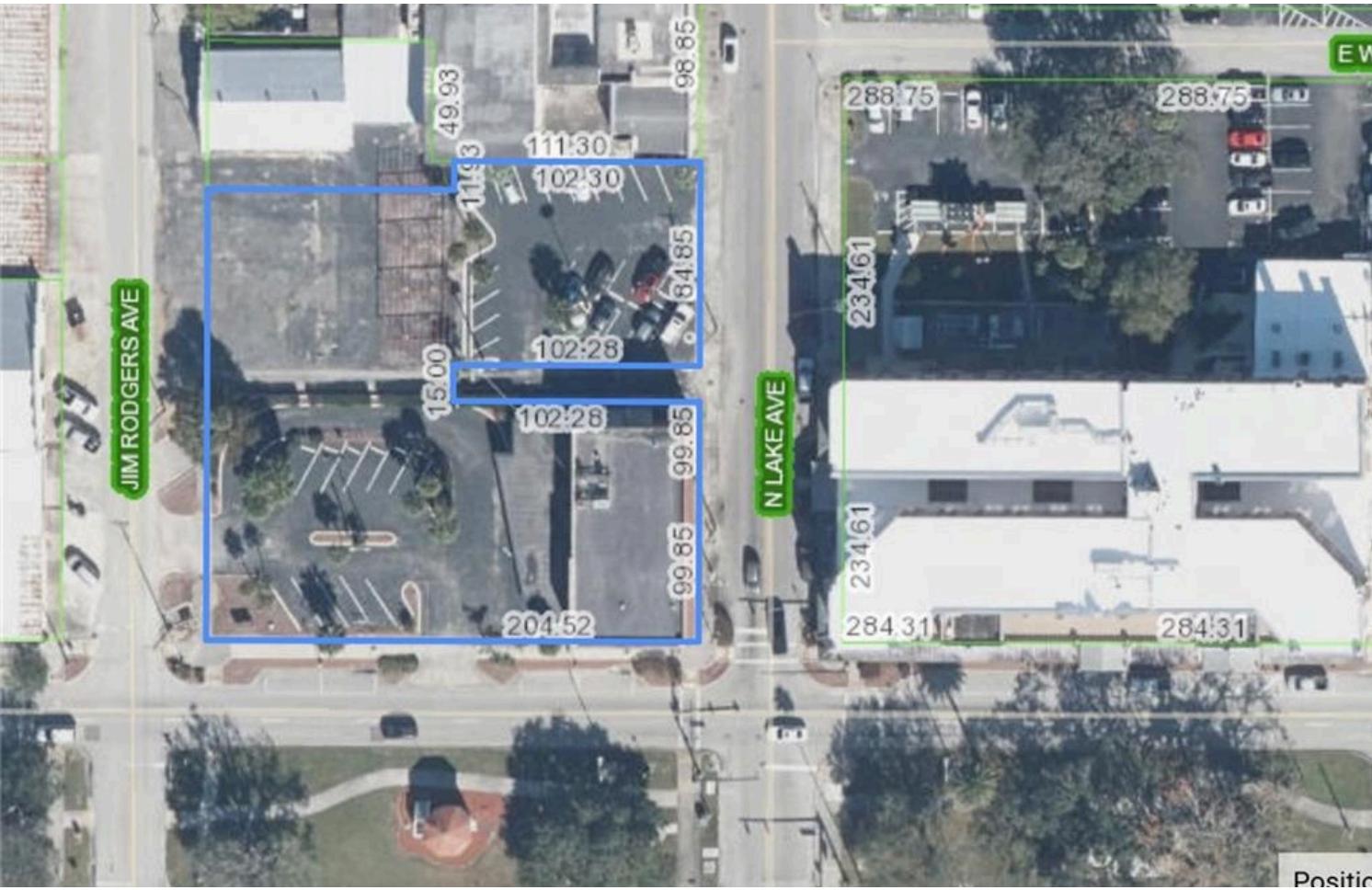
# Area Map



# Area Map



# Site Over View



Offering Memorandum

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# Development Highlights

## Total Acreage:

- 0.88+- Acres

## Utilities::

- Water/Electric

## Land Features:

- Existing/Resale

## Entitlements/Zoning:

- Zoned C4



## Development Details:

2 Story 10,966 SF Bank Building at traffic light West Main & Lake Avon Park Almost 1 Acre Hard Corner.

Ideal for apartments upstairs and coffee shop/fitness center on first story.

4 vaults (3 downstairs & 1 upstairs) 15x15 in size with an approximate value of up to \$200K in vaults alone. They can hold class 3 firearms/explosives. So would be a value to a Pawn Shop or Firearms broker/shop. Come secure this property before its gone.

# DEMOGRAPHICS MAP & REPORT

Population	10 Miles	30 Miles	60 Miles
<b>TOTAL Population</b>	79,788	187,336	2,848,597
<b>Average Age</b>	50	47	43
<b>Average Age (Male)</b>	50	46	42
<b>Average Age (Female)</b>	51	48	44

Households & Income	10 Miles	30 Miles	60 Miles
<b>TOTAL Households</b>	34,594	76,419	1,086,924
<b># of Persons per HH</b>	2.3	2.5	2.6
<b>Average HH Income</b>	\$66,884	\$68,316	\$89,743
<b>Average House Value</b>	\$217,244	\$223,188	\$323,543



# Highlands County Overview



*"Florida continues to out-pace the nation in growth, growing 2.6 times the rate of the rest of the U.S. With its central location, growing population, low operating costs and dedicated workforce, Highlands County is an ideal location to grow your business."*

- Highlands County Economic Development

## Connectivity

More than 86 percent of Florida's population is located within a two-hour radius of Highlands County (over 18 million people). The County is situated in the middle of Florida's extensive multi-modal infrastructure and surrounded by three interstates, commercial airports, an intermodal logistics center and deep water ports. The County's location is also nearly equidistant (about 1.5 hours) to Orlando, Tampa, Fort Myers and West Palm Beach.

## Workforce

Highlands County's population, along with a commuting workforce from the surrounding area, provide a labor pool of more than 125,000 dedicated workers. Highlands County is home to South Florida State College and in close proximity to five other colleges and universities. A talent pipeline of more than 22,000 students is available within a one-hour drive and more than 190,000 students are within a two-hour drive.

## Affordability

Highlands County offers an advantageous business climate with leaders committed to streamlined services, support programs and low business costs. A recent analysis conducted by Site Selection Group found that Highlands County offers an overall cost savings of 10 to 15 percent compared to nearby metro areas. Highlands also offers an advantage in low labor costs and competitive real estate options.

## Lifestyle & Community

Here, employees and residents enjoy the Sunshine State lifestyle envied all over the world, at a much lower cost than other areas. Highlands County's cost of living is about 15 percent lower than the state average. Located along the rolling hills of the Central Florida ridge and lake country, Avon Park, Sebring and Lake Placid offer a quality lifestyle with all the advantages of a close-knit, friendly community. Highlands County is the quintessential hometown.



## Top 10 Private Employers



Employer	Employees	Industry
AdventHealth	1,633	Health & Social Services
Walmart	834	Retail
Publix	509	Retail
The Results Company	400	Other Services, Call Center
Highlands Regional Medical Center (HCA)	330	Health & Social Services
Alan Jay Automotive Network	320	Retail Trade
Costa Farms	467	Agriculture
Bowman Steel	228	Structual Steel Contractor
The Palms of Sebring	176	Health & Social Services
Central Florida Healthcare	219	Health & Social Services

**For more information and to schedule a tour, please contact:**



**Greg Karlson**

Broker/Owner

863-381-4932

[GregAdvantageRealty@gmail.com](mailto:GregAdvantageRealty@gmail.com)

**Offering Memorandum**

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**Disclaimer**

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**743 US Hwy 27 S, Sebring, FL 33870**